

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT CHANTILLY PARTNERS OF ROANOKE, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 7 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN INSTRUMENT #200619493.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC UTILITY EASEMENTS & A PUBLIC DRAINAGE EASEMENT.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

CHANTILLY PARTNERS OF ROANOKE, LLC

BY: ITS:

REPRESENTATIVE: LENDER:

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS DAY OF , 200 .

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF VIRGINIA
COMMONWEALTH AT LARGE

I, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS DAY OF , 200 .

NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

APPROVED:

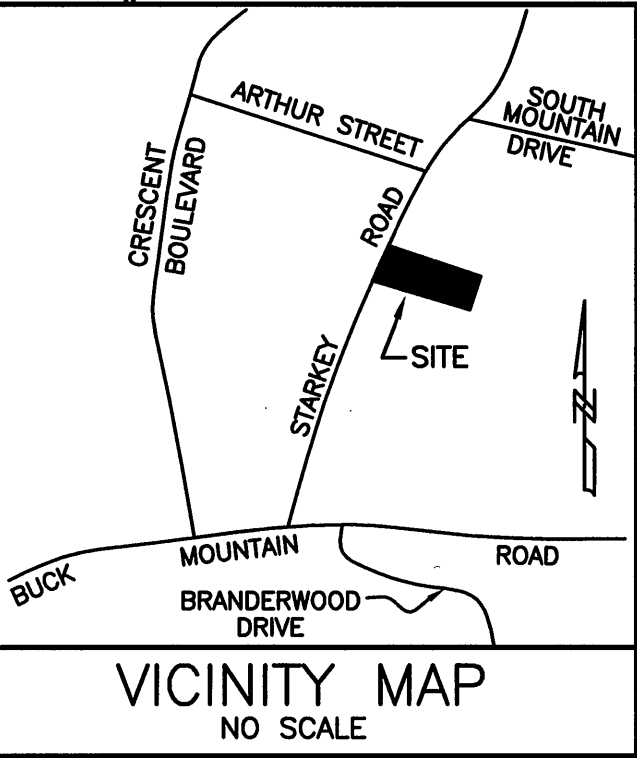
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT O'CLOCK .M. ON THIS DAY OF , 200 , IN PLAT BOOK , PAGE .

TESTE: CLERK DEPUTY CLERK

NOTES:

- OWNER OF RECORD: CHANTILLY PARTNERS OF ROANOKE, LLC
- LEGAL REFERENCE: 200619493 & PLAT BOOK 2, PAGE 138 (SOUTHERN PINES, SECTION 3)
- OLD TAX MAP NUMBERS: 087.19-03-35.00-0000 (LOT 8) & 087.19-03-36.00-0000 (LOT 9)
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- PER F.E.M.A. MAP NUMBER #51161C0062 D (EFFECTIVE DATE: 10/15/93) THE PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). A PRIVATE FLOOD STUDY PREPARED BY BALZER & ASSOCIATES, INC. CONCLUDES THAT A PORTION OF THE PROPERTY IS EFFECTED BY THE 100 YEAR FLOODPLAIN. APPROXIMATE LOCATION OF FLOODLINES SHOWN HEREON.
- PROPERTIES ARE CURRENTLY ZONED R-3.
- THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL ASSUME THE MAINTENANCE RESPONSIBILITIES OF THE STORMWATER MANAGEMENT AREAS SHOWN ON THIS PLAT AS TWO EASEMENTS PROPERLY DEDICATED.
- IRON PINS WILL BE SET AT ALL CORNERS, P.C.'S & P.T.'S UNLESS OTHERWISE NOTED.
- PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



PUBLIC WATER & SANITARY SEWER EASEMENT			
LINE	BEARING	LENGTH	
2-A	N22°56'00"E	31.32	TIE LINE
A-B	S65°48'03"E	38.79	
B-C	N24°05'00"E	23.65	
C-D	S65°55'00"E	91.21	
D-E	S79°05'34"E	120.94	
E-F	N14°55'34"E	64.57	
F-G	S65°55'00"E	20.26	
G-H	S14°55'34"W	92.49	
H-I	S65°55'00"E	218.56	
I-J	S24°05'00"W	40.00	
J-K	N65°55'00"W	182.97	
K-L	S69°01'47"W	27.75	
L-M	N65°52'43"W	6.37	
M-N	S14°55'34"W	67.54	
N-O	N65°55'00"W	20.26	
O-P	N14°55'34"E	67.56	
P-Q	N65°52'43"W	22.30	
Q-R	N20°48'03"W	27.67	
R-S	N65°55'00"W	219.65	
S-A	N22°56'00"E	16.43	

PUBLIC DRAINAGE EASEMENT			
LINE	BEARING	LENGTH	
1-T	N24°25'00"E	46.28	TIE LINE
T-U	N36°05'41"E	24.86	
U-V	N25°34'28"E	70.14	
V-W	N13°26'12"E	49.95	
W-4	N22°56'00"E	27.84	TIE LINE

CHANTILLY DRIVE PRIVATE RIGHT-OF-WAY			
LINE	BEARING	LENGTH	
2-X	N22°56'00"E	9.40	TIE LINE
Y-Z	S65°55'00"E	477.11	
Z-AA	N24°05'00"E	59.50	
AA-BB	N65°55'00"W	33.67	
BB-CC	S24°05'00"W	19.50	
CC-DD	S69°05'00"W	7.07	
DD-EE	N65°55'00"W	438.02	
FF-X	S22°56'00"W	59.33	

COORDINATE LIST(ASSUMED)		
CORNER	NORTHING	EASTING
1	5105.9251	5252.3955
2	5170.9677	5281.9229
3	5206.4963	5296.9552
4	5305.6403	5338.9032
5	5102.2922	5793.8487
6	5004.0298	5749.9281
7	4903.6050	5705.0409
1	5105.9251	5252.3955

ACREAGE TABLE

ORIGINAL ACREAGE	
1.229 ACRES, LOT 8, OMN 087.19-03-35.00-0000	
+ 1.251 ACRES, LOT 9, OMN 087.19-03-36.00-0000	
2.480 ACRES TOTAL	
CHANTILLY PLACE ACREAGE	
1.509 ACRES, LOTS 1 THRU 17 (65,718 SQUARE FEET)	
+ 0.971 ACRE, LOT A COMMON AREA (42,324 SQUARE FEET)	
2.480 ACRES TOTAL (108042 SQUARE FEET) SHOWN ON PLAT	

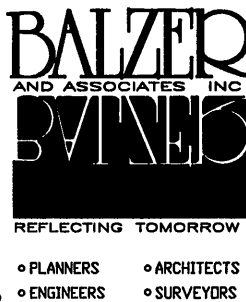
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. CASELLA 002806



PLAT OF SURVEY
SHOWING THE SUBDIVISION OF PROPERTY FOR
CHANTILLY PARTNERS OF ROANOKE, LLC
RECORDED IN INSTRUMENT #200619493
TO BE KNOWN AS
CHANTILLY PLACE
CREATING HEREON LOTS 1 THRU 17
& LOT A COMMON AREA
SITUATED ON STARKEY ROAD
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA
DATED JANUARY 15, 2007
JOB #R0500395.00
SCALE: 1"= 30'
SHEET 1 OF 2

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018



CHANTILLY DRIVE, SERVING THESE LOTS IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION TO THE STATE SYSTEM SHALL BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY VIRGINIA DEPARTMENT OF HIGHWAY AND TRANSPORTATION.

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

CURVE TABLE FOR CHANTILLY DRIVE, PRIVATE RIGHT-OF-WAY						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
X-Y	22.21'	21.50'	12.21	N84°29'13"E	21.24'	59°11'34"
EE-FF	25.93'	21.50'	14.80	N31°22'07"W	24.39'	69°05'46"